

LOCATION	ON CR 480, .25 MILES NORTH OF FM 2862 AND 1.5 MILES SOUTH OF FM 3133		
OWNER	GREEN MAZE ESTATES LLC (NAVEEN SOMA)		
STATUS	ON MARKET	WATER DIST	NONE
COUNTY	COLLIN	CITY	ANNA ETJ/VAN ALSTYNE ETJ
ACRES	50.04	SCHOOL	ANNA ISD

ANALYSIS/SCORING

CATEGORY	SCORE	COMMENTS
WATER/SEWER (0 - 20)	2	WATER CCN = SOUTH HALF OF TRACT IN WESTMINSTER SUD, 300' SOUTH OF SOUTH GRAYSON SUD WATER LINE (UNKNOWN SIZE, BUT MOSTLY 2") ON CR 480 (WESTMINSTER SUD), FUTURE 12" CR 480 (CITY OF ANNA), MIGHT BE 8" LOCATED 1,600' SOUTH OF TRACT ON FM 2862 SEWER CCN = NONE (.75 MILES EAST OF CITY OF ANNA) NO INFRASTRUCTURE NEARBY, 8" LINE PROPOSED 875' SOUTH OF TRACT (ANNA)
TOPOGRAPHY (0 - 20)	20	LOW ELEVATION = 660 HIGH ELEVATION = 690 TRACT PERCENT SLOPE = 2.35% DEVELOPABLE AREA PERCENT SLOPE = 2.35%
ZONING/LANDUSE (0 - 20)	18	ZONING = ETJ FUTURE LANDUSE = RANCHING AND AG (ANNA)/SF (VAN ALSTYNE) 42 ACRES IN ANNA ETJ, 8 ACRES IN VAN ALSTYNE ETJ
TRANSPORTATION (0 - 20)	9	CORRIDOR: CR 480/FM 2862 PROXIMITY TO HIGHWAY: 2.5 MILES NW OF SH 121 ACCESS: 1 POINT OF ACCESS: CR 480 (MIGHT BE ABLE TO GET ACCESS FROM BRYNLEE JAMES LN)  TRANSPORTATION: CR 480 IS PAVED 2 LANE UNDIVIDED
HYDROLOGY (0 - 20)	15	ACRES IN FLOODWAY = 0 (0 %) ACRES IN 100 YEAR = 0 (0 %) FLOOD: NO IMPACT  WETLANDS: POTENTIAL WETLANDS ONSITE DETENTION: POTENTIAL OUTFALL ONSITE THAT DRAINS SOUTH TO ELM GROVE CREEK
SUBTOTAL	64	
DEAL KILLER (0 - (25))	-10	WATER CAPACITY, SEWER AVAILABILITY, SPLIT JURISDICTIONS
TOTAL	54	

OVERALL COMMENTS/RECOMMENDATIONS

DEVELOPABLE LAND	DEVELOPABLE ACRES = 50.04 (100 %)			
ADJACENT USES	N = AG	S= AG/RURAL RES	E = AG/RURAL RES	W= AG/RURAL RES
TREE MITIGATION	PERCENT COVERAGE = 13%			
SIZE/SHAPE OF TRACT	RECTANGLE			
THOROUGHFARE PLAN IMPACT	FUTURE UPGRADES/IMPROVEMENTS TO CR 480			
GAS/ELECTRIC TRANSMISSION LINES	NO IMPACT			
PROXIMITY TO SCHOOLS	3.9 MILES TO ROSAMOND-SHERLEY ELEMENTARY SCHOOL			
SCHOOL DISTRICT/SCHOOLS	ANNA ISD TEA RATING = 86 ROSAMOND-SHERLEY ELEMENTARY SCHOOL TEA RATING = SLAYTER CREEK MIDDLE SCHOOL TEA RATING = 75 ANNA HIGH SCHOOL TEA RATING = 86			
COMMENTS	FOR SALE (NO PRICE). BRIAN HANIE (214) 597-3441. OWNER IS REGISTERED TO MULTIPLE LLC. GOOD LOCATION FOR 2 ACRE SF LOTS ON SEPTIC AND WELL. COLLIN COUNTY OWNS 427 ACRES 1,000' EAST OF TRACT.			

